

Industrial

4,713 sq ft (437.85 sq m)



TO LET

Unit E, Pantglas Industrial Estate,
Caerphilly, **CF838DR**

Warehouse / Industrial Unit with secure yards to front and rear of building.

- Established industrial / trade location
- Occupiers in the area include Checkfire, Proctor Engineering, HLP Tubeformers and Nuaire
- Secure yard/car park to front & rear of unit
- 2x Roller shutter doors (front & rear yard)
- Roller door 3.9m w x 4.8m h
- 24 Hour access
- Min eaves 5.4m, Max eaves 6.4m
- Available Immediately



Size

4,713 sq ft (437.85 sq m)

Rent

£26,000 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Location

The Pantglas Industrial Estate is situated in Bedwas, roughly 2 miles east of Caerphilly town centre.

This well-established commercial location sits just off the A468, offering excellent connectivity to both the A470 and the M4 motorway.

The estate is home to a range of notable occupiers, including Checkfire, Proctor Engineering, HLP Tubeformers and Nuairé

Connectivity

Cities

Caerphilly	2 Mile
Cardiff	10 Miles



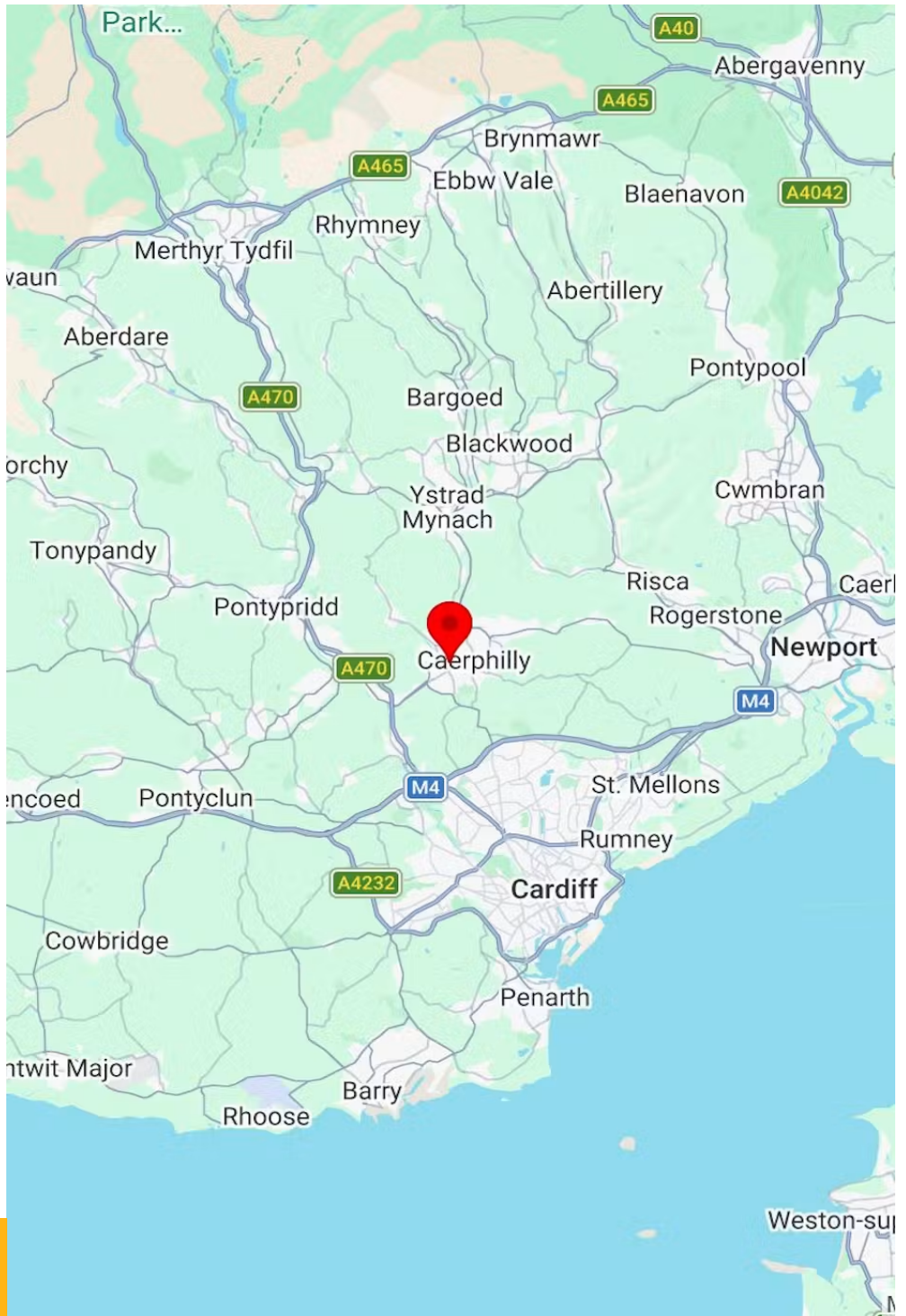
Road

M4 Junction 32	7 Miles
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Train Stations

Caerphilly Train Station	2.5 miles
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Description

Unit E Pantglas is a light industrial/ warehouse /trade counter unit of steel portal frame construction.

- Steel portal frame construction
- Separate pedestrian door
- WC facilities
- External circulation / parking area (communal)
- Secure yard/car park to front & rear of unit
- Min eaves 5.4m, Max eaves 6.4m
- Roller door 3.9m w x 4.8m h

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
E	4,713	438
TOTAL	4,713	438

Specification



EPC: EPC exempt -
EPC has been
commissioned, will be
available in less than
28 days



Maximum clear
internal height (m): 4.7



Car Parking



Minimum clear internal
height (m): 3.4

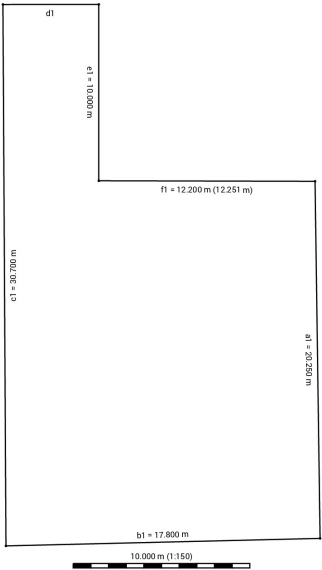


Loading Doors
(Surface level): 2



Secure yard

2D Layout: Plan 2026-04-23 151911



Unit E, Pantglas Industrial Estate,
Caerphilly, CF838DR





Sat Nav. CF838DR



///reinstate.thud.drawn



Viewings

Contact Jenkins Best or our joint agents

Terms

Unit E is available on new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£26,000 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed.

Business rates

Rates Payable: £6,106 per annum Based on 2026 valuation - please check with CCBC

Service charge

£1,950 per annum plus VAT for year ending 31st March 2026

Insurance

£1,073 per annum Insurance Premium for Year Ending Dec 2026

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

VAT

Applicable

Availability

Available Immediately

Contact

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**Jenkins
Best**
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.